

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 17, 1968

Appeal No. 9551 Arthur H. Keyes, Jr., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 17, 1968.

EFFECTIVE DATE OF ORDER - June 17, 1968

ORDERED:

That the appeal for permission to erect SP office building with roof structures in accordance with provisions of Section 3308; approval of arcade under Section 7515.12, and underground parking of 44 cars at northwest corner of 19th Street and Sunderland Place, NW., lot 820, square 115, be granted.

FINDINGS OF FACT:

- [1] The subject property is located in an SP District.
- [2] It is proposed to erect a nine (9) story special purpose office building with roof structures to house the stairway, elevator machinery, mechanical equipment.
- [3] The subject appeal was amended to include a variance from Section 7303 requirements for a loading berth.
- [4] The lot area is 7,292.29 square feet and the gross floor area of the proposed building 40,108 square feet with an FAR of 5.5.
- [5] The area of the proposed roof structure is 1,808 square feet with an FAR of 0.25.
- [6] The material and color of the street facade and the roof structure will be exposed concrete, stucco, light buff in color.
- [7] Appellant states that in place of the standard 20' long x 12' wide loading berth, a 15.5' long by an average of 15.5' wide berth is requested with the narrowest width 10.75'. The loading berth will have an area of 240 square feet. This is to permit a loading platform to be provided at the height of the service entrance.

[8] The plans provide for 44 underground parking spaces.

[9] The Department of Highways and Traffic offers no objection to the construction of this proposed building. By memo dated April 5, 1968 (BZA Exhibit No. 9), the Department states that "This new building should not create any traffic problems on 19th Street, NW."

[10] The subject appeal was filed and heard under plan by Keyes, Lethbridge & Condon, architects, approved as noted drawings No. 2,9,10,11,12, and 13, by Arthur P. Davis, Architect-member of the Board on April 25, 1968.

[11] No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the granting of this appeal to erect an SP office building with roof structures in accordance with Section 3308 of the Zoning Regulations is in harmony with the general purpose and intent of the Regulations and map and will not adversely affect the use of nearby and adjoining property. Further, we conclude that the proposed building will not create dangerous or other objectionable traffic conditions.

Appellant ~~has~~ established a hardship sufficient to support the variances from the zoning regulations and such variances can be granted without substantial detriment to the public good and without impairing the intent, purpose, and integrity of the zone plan.

Further, the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material, and color. The structures are in harmony with the purpose and intent of the Zoning Regulations and will not affect adversely the use of nearby and adjoining property.

OPINION Cont'd

The Board retains jurisdiction over the use of space in the subject building by any non-profit organizations.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess
JAMES E. BESS
Secretary of the Board